



**19 Grampian Way
Downswood, Maidstone
ME15 8TG
Price £275,000**

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Description

Exceptional corner house featuring a conservatory and study extension, offering just under 600 sq ft of well-designed living space across two floors. Beautifully presented throughout, the property boasts a 30 ft south-facing recently landscaped rear garden, fully enclosed and complete with porcelain patio areas and a newly installed summer house.

The home benefits from allocated parking, as well as unrestricted on-street parking. Internally, the accommodation includes a dedicated study/home office, and a stylish open-plan living room and kitchen with integrated audio system, fitted with integrated appliances and seamless laminate flooring.

The conservatory, currently used as a dining room, enjoys underfloor heating for year-round comfort. Upstairs, there is a spacious landing leading to a well-proportioned bedroom with a large fitted wardrobe offering hanging space, shelving, and drawers. The modern bathroom is finished with attractive metro tiling.

Additional features include gas central heating, radiators, UPVC double glazing, and photovoltaic panels providing energy efficiency.

Location

The property was originally built by Wimpey Homes in the 1990's and situated on the popular and sought after Downswood development with it's own shopping parade, community centre and the adjacent Len Valley Nature Reserve which in turn provides access to Mote Park with it's 450 acres, boating lake, leisure centre and municipal swimming pool. The nearby village of Bearsted has a wider selection of local amenities including a highly regarded infant and junior school at Madginford, village green with mainline railway station connected to London. Maidstone town centre is some two and half miles distant and offers a more comprehensive selection of amenities and maybe accessed by a Park and Ride. Excellent shopping facilities at the Mall and Fremlins Walk, two museums, theatre, County library and two further railway stations connected to London. There is a wider selection of schools and colleges for older children in and around the town centre. The M20/M2/M25 and M26 motorways are also close by and offer direct vehicular access to both London and the Channel Ports.

Council Tax Band

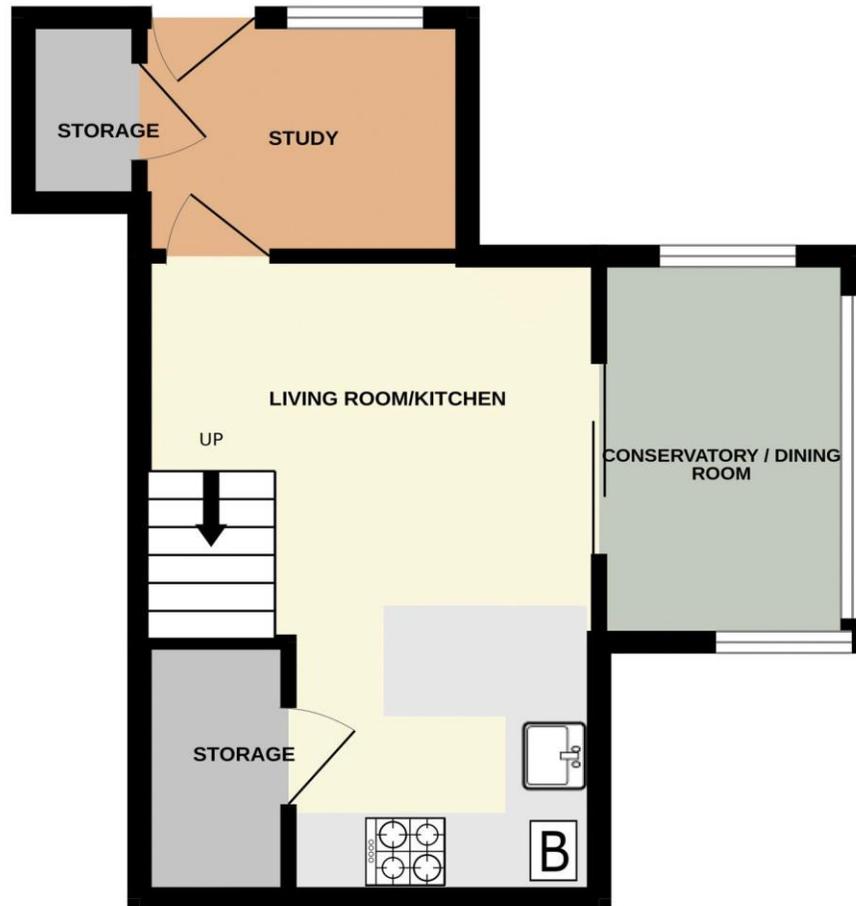
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VIEWINGS STRICTLY BY APPOINTMENT

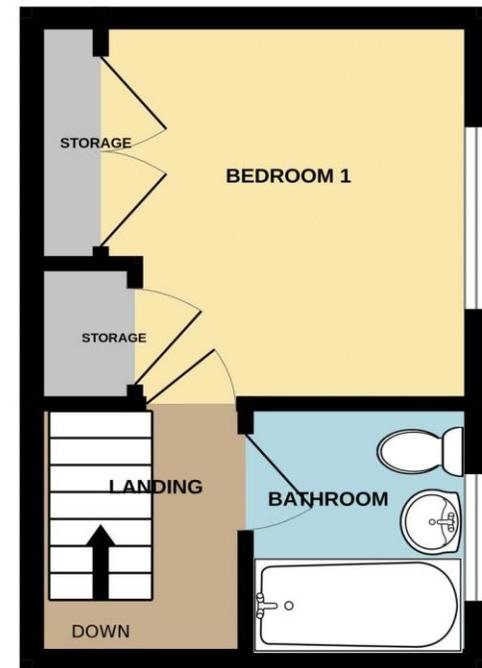
Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



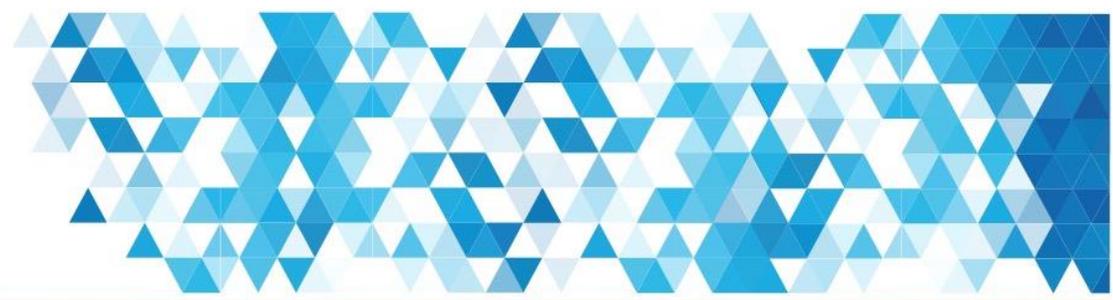
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

ENTRANCE

Part-glazed uPVC entrance door leading to:

STUDY / HOME OFFICE 8' 10" x 6' 0" (2.69m x 1.83m)

Continuous laminate flooring, front-facing window with fitted Venetian blinds, double radiator, and a built-in storage cupboard housing service meters. Multi-pane glazed door leading to:

OPEN PLAN LIVING ROOM / KITCHEN 16' 8" x 12' 8" (5.08m x 3.86m)

Featuring continuous laminate flooring and integrated audio system, staircase rising to the first floor, double glazed sliding patio doors opening into the conservatory, a vertical radiator, and wide access through to the kitchen area.

The kitchen is comprehensively fitted with a range of units and integrated appliances, finished with high-gloss door and drawer fronts complemented by wood grain effect work surfaces.

The layout includes a stainless-steel sink unit with mixer tap, a peninsular breakfast bar with bistro-style lighting, and metro tiled splashbacks. A four-burner gas hob with oven below and extractor hood above completes the cooking area. There is a cupboard concealing the gas-fired boiler, which supplies central heating and domestic hot water, along with integrated appliances including a fridge, freezer, dishwasher, and washing machine. A window overlooks the rear garden with a pleasant southerly aspect, and the continuous laminate flooring extends throughout.

CONSERVATORY 9' 2" x 6' 2" (2.79m x 1.88m)

Currently used as a separate dining room, featuring a ceramic tiled floor, double radiator, and underfloor heating. Windows and double glazed sliding patio doors overlook the rear garden with a southerly aspect, complemented by fitted blinds.

ON THE FIRST FLOOR

LANDING

Timber balustrade and access to the loft space.

BEDROOM 10' 9" x 9' 10" (3.27m x 2.99m)

Large double built-in wardrobe providing hanging space, shelving, and drawer units, laminate flooring, double radiator, and a window enjoying a southerly aspect. Additional overstairs storage cupboard.

BATHROOM

Beautifully fitted white suite with chrome-plated fittings, including a mixer tap with shower attachment and glass shower screen. Finished with metro tiling, a wash hand basin with cupboard beneath, low level WC, radiator, and a window enjoying a southerly aspect.

OUTSIDE

To the front of the property is a lawned area with a pathway leading to the front door and side access to the rear garden. The rear garden extends to approximately 30 ft and is enclosed by new close-boarded fencing with concrete posts and gravel boards. A porcelain patio adjoins the house, with shallow steps leading to a further patio area, ideal for outdoor entertaining. The remainder is laid to lawn and well stocked with a variety of shrubs, including

Clematis and Hibiscus, and also benefits from a recently installed timber summer house and external lighting.

Directions

From our Bearsted proceed in a southerly direction into Yeoman lane, passing The Village Green on the left hand. At the junction with the Ashford Road turn right taking the second turning on the into Spot Lane, continue through the traffic calming measures onto Mallards Way with the Len valley nature reserve on the left hand side. Upon approaching the Downswood development take the second exit at the roundabout into Deringwood Drive and Grampian Way will be found second turning on the right. The property being a short distance along on the left hand side as indicated by our signboard.



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